



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

May 3, 2006

9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:00 A.M.
- B. Changes and/or Additions to the Agenda
- C. New or Old Business

Adjourned: 11:05 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000788**
06DRB-00482 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for LONGFORD AT PARADISE SKIES request(s) the above action(s) for all or a portion of Tract(s) AAAA-1A, **PARADISE SKIES, UNIT 8 & 9**, zoned SU-1 RT, located on MILKY WAY ST NW, between SAGITTARIUS AVE NW and MCMAHON BLVD NW containing approximately 20 acre(s). [REF: S-99-150] (A-10/A-11) **A TWO-YEAR SIA WAS APPROVED.**

2. Project # 1003778

06DRB-00330 Major-Vacation of Pub
Right-of-Way
06DRB-00328 Major-Preliminary Plat
Approval
06DRB-00332 Minor-Sidewalk
Variance
06DRB-00333 Minor-Temp Defer
SDWK

LARRY READ & ASSOCIATES INC agent(s) for SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, Tract(s) 2, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **SHAHEEN SUBDIVISION**) zoned R-D, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). [REF: 04DRB-01750, 04DRB-01751, 04DRB-01752, 04DRB-01753] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/3/06 AND APROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/1/05 THE PRELIMINARY PLAT WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. Project # 1003857

06DRB-00442 Major-Vacation of Pub
Right-of-Way

PRECISION SURVEYS INC agent(s) for MICHAEL A GONZALES request(s) the above action(s) for all or a portion of Lot(s) 4-6 and 10-12, Block(s) E, SIMPIER ADDITION (to be known as **BARELAS TOWNHOMES**) zoned SU-2/RT, located on SIMPIER LN SW, between 4TH ST SW and 8TH ST SW [REF: 04DRB-01973] (L-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH A CONDITION OF FINAL PLAT: REPLAT LOTS TO CONSOLIDATE OR PROVIDE ACCESS.**

4. **Project # 1004717**

06DRB-00478 Major-Preliminary Plat
Approval
06DRB-00481 Minor-Temp Defer
SDWK

TERRAMETRICS OF NEW MEXICO agent(s) for ESMail HAIDARI request(s) the above action(s) for all or a portion of Tract(s) A, **SONORA SUBDIVISION**, zoned R-D, located on TESORO PL NE, between SAN PEDRO NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 06DRB-00253] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/3/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/30/06 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: ENVIRONMENTAL HEALTH WILL NEED TO SIGN THE FINAL PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

5. **Project # 1003800**

05DRB-01906 Major-Vacation of Pub
Right-of-Way
05DRB-01908 Minor-Prelim&Final Plat
Approval
05DRB-01907 Minor-Temp Defer
SDWK

RIO GRANDE ENGINEERING agent(s) for PETE DASKALOS, LLAVE HOMES request(s) the above action(s) for all or a portion of Lot(s) 1-4, Block(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area, located on EAGLE ROCK AVE NE, between VENTURA BLVD NE and BARSTOW BLVD NE containing approximately 4 acre(s). [REF: 04DRB01820] [Deferred from 1/11/06 & 2/1/06 & 2/15/06 & 3/1/06 & 3/15/06 & 3/29/06 & 4/12/06] (C-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/3/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/20/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

6. Project # 1004354

06DRB-00392 Major-Vacation of Pub
Right-of-Way

TIERRA WEST LLC agent(s) for PETE DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 22-26 and a portion of Lot(s) 27, Tract(s) O, Block(s) 9, **ORIGINAL TOWNSITE OF WESTLAND**, zoned SU-2 FOR C-2, IP, located on 98TH ST NW, between VOLCANO RD NW and CENTRAL AVE NW containing approximately 9 acre(s). [REF: ZA-88-3701, ZA-90-276, ZA-96-227, ZA-87-308, 05DRB-01229, 05EPC-01234] *[Deferred from 4/19/06 & 5/3/06]* (K-9) **DEFERRED AT THE AGENT'S REQUEST TO 5/24/06.**

7. Project # 1003684

06DRB-00325 Major-Preliminary Plat
Approval

06DRB-00326 Major-Vacation of Pub
Right-of-Way

06DRB-00327 Major-Vacation of
Public Easements

06DRB-00329 Minor-Sidewalk Waiver

06DRB-00331 Minor-Temp Defer
SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for CAPITAL ALLIANCE INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) A & B, CALABACILLAS ARROYO, Tract(s) B2B1, PARADISE HEIGHTS, UNIT 5 AND SEVILLE UNIT 7, Block(s) 7-14 (to be known as **ANASAZI RIDGE**) zoned R-1 residential zone, located on WESTSIDE BLVD NW, between UNIVERSE AVE NW and DUNN AVE NW containing approximately 73 acre(s). [REF: 04DRB01443, 05DRB00118, 05DRB00119, 05DRB00120, 05DRB00121] *[Deferred from 4/26/06]* (A-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/3/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/7/05 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: IN ACCORDANCE WITH CITY COUNCIL RESOLUTION R-05-297 EACH SUBDIVISION AND ITS EFFECT ON THE DESIGN CAPACITY OF APS AREA SCHOOLS MUST BE RESOLVED PRIOR TO FINAL PLAT APPROVAL. THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

8. Project # 1003116

06DRB-00558 Minor-SiteDev Plan
Subd/EPC

06DRB-00559 Minor-SiteDev Plan
BldPermit/EPC

ISAACSON & ARFMAN PA agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, T10N, R4E, **CANYON GROVE SUBDIVISION**, zoned SU-1 PRD, located on CALLE CORONADO SE SE, between HIDDEN VALLEY RD SE and TIJERAS ARROYO SE containing approximately 10 acre(s). [REF: 05EPC00020, 05EPC00021] [*Deferred from 4/26/6*] [David Stallworth, EPC Case Planner] (L-22/M-22) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS AND 3 COPIES OF THE SITE PLAN WITH THE FOLLOWING CONDITION: APPROVAL OF THIS SITE PLAN IS DEPENDENT ON THE CONDITION THAT A FUTURE REVISED SITE DEVELOPMENT PLAN AND PLAT ARE APPROVED BY DRB BASED ON A REVISED LOT LAYOUT THAT WILL BE ADMINISTRATIVELY APPROVED BY EPC. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS AND 3 COPIES OF THE SITE PLAN AND TWO CHANGES TO THE LANDSCAPE PLAN WITH THE FOLLOWING CONDITION: APPROVAL OF THIS SITE PLAN IS DEPENDENT ON THE CONDITION THAT A FUTURE REVISED SITE DEVELOPMENT PLAN AND PLAT ARE APPROVED BY DRB BASED ON A REVISED LOT LAYOUT THAT WILL BE ADMINISTRATIVELY APPROVED BY EPC.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

9. **Project # 1003369**
06DRB-00588 Minor-Extension of Preliminary Plat
- ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 6 & 7, Block(s) 16, Tract(s) 3, **UNIT 3 VINTNER COURT SUBDIVISION**, zoned R-D 5 DU/ACRE, located on WILSHIRE NE, between VENTURA NE and CORONA NE containing approximately 2 acre(s). [REF:04DRB00510, 04DRB00511, 04DRB00513, 04DRB00519, 04DRB00514] (C-20) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
10. **Project # 1002632**
06DRB-00585 Minor-Final Plat Approval
- TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Tract(s) 4-6, **SUNDANCE ESTATES, UNIT 1**, zoned R-LT residential zone, located on PARADISE BLVD NW, between LYONS BLVD NW and PROPOSED UNSER ALIGNMENT, containing approximately 36 acre(s). [REF: 03EPC00690, 03DRB01306, 04DRB00760, 04DRB00761, 04DRB01761] [Deferred from 5/3/06] (B-11) **DEFERRED AT THE AGENT'S REQUEST TO 5/24/06.**
11. **Project # 1002110**
06DRB-00587 Minor-Final Plat Approval
- RIO GRANDE ENGINEERING agent(s) for BEAZER HOME SALES INC request(s) the above action(s) for all or a portion of Tract(s) B-1 & B-2 CACTUS/SHALIT PARCE (to be known as **UNIVERSITY CROSSING**) zoned O-1/C-1, located on KATHRYN AVE SE, between YALE BLVD SE and CORNELL AVE SE containing approximately 3 acre(s). (L-15) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIGNAL ANALYSIS AT KATHRYN & YALE SE AND PLANING FOR AGIS DXF FILE AND TO RECORD.**

12. **Project # 1003687**
06DRB-00584 Minor-Prelim&Final Plat
Approval
- BOHANNAN HUSTON INC agent(s) for PULTE HOMES OF NEW MEXICO, INC request(s) the above action(s) for all or a portion of Lot(s) 195-A, 196-A, 197-A, 212-A & 213-A, **WESTERN RIDGE, UNIT 2 @ VENTANA RANCH WEST**, zoned R-LT, located on TUSCARORA RD NW, between SIERRA ALTOS PL NW and THUNDERBOLT DR NW containing approximately 1 acre(s). [REF: 06DRB-00054] (B-8) **PRELIMINARY AND FINAL PLAT APPROVED AND SIGNED OFF BY THE BOARD.**
13. **Project # 1004863**
06DRB-00586 Minor-Prelim&Final Plat
Approval
- COMMUNITY SCIENCES CORPORATION agent(s) for MARILYN RICHIE request(s) the above action(s) for Lot(s) 30, Block(s) 4, **PALISADES**, zoned R-1, located on PALISADES DR NW, between LOMA ALTA CT NW and VISTA GRANDE RD NW containing approximately 1 acre(s). [Indef deferred from 5/3/06] (J-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
14. **Project # 1004864**
06DRB-00589 Minor-Prelim&Final Plat
Approval
- SOL LLC request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, Block(s) 21, **SKYLINE HEIGHTS**, zoned C-3, located on ACOMA SE, between CONCHAS SE and ALTEZ SE containing approximately 1 acre(s). (L-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

15. Project # 1001235

06DRB-00583 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for TURNER BRANCH & MARGARET MOSES request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, Block(s) 6, Tract(s) 11, LANDS OF BRANCH (to be known as **EDWARD KROGH ADDITION**) zoned R-1 residential zone, located on RIO GRANDE BLVD NW and KROGH CT NW, containing approximately 2 acre(s). [REF: 05DRB01539] (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Project # 1004858

06DRB-00573 Minor-Sketch Plat or Plan

STEVE APPOLLONI agent(s) for JEFF ROMERO request(s) the above action(s) for all or a portion of Lot(s) 9, Block(s) H, **MANDELL BUSINESS & RESIDENCE ADDITION**, zoned SU-3 special center zone, located on 5TH ST NW NW, between SLATE NW and MARBLE NW containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. Approval of the Development Review Board Minutes for April 26, 2006. THE DRB MINUTES FOR APRIL 26, 2006 WERE APPROVED BY THE BOARD.

ADJOURNED: 11:05 A.M.